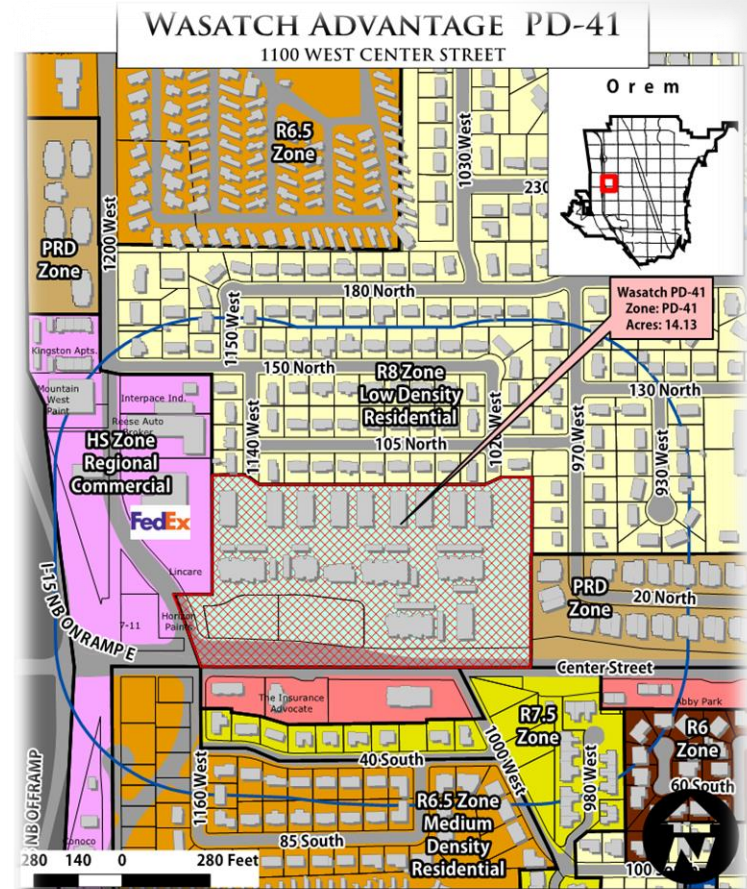


**PUBLIC HEARING** – Amending Section 22-11-54(F)(10) pertaining to fence heights in the PD-41 zone located generally 1042 West Center Street.

# Background Information

- Site is currently under construction
- Changing maximum height from seven (7) to eight (8) feet because of manufacturers fence specifications
- Fence will be located on the north and west property lines of the project



Wasatch Advantage PD-41:  
14.13 Acres.

NIA CONTACT:  
Suncrest Neighborhood  
Cynthia Manire

Legend  
Buildings  
PD41  
Modification Boundary  
Points



[illegible]

22-11-54(F)

10. Fences. A pre-cast wall with a minimum height of six (6) feet and a maximum height of ~~eightseven~~ (87) feet shall be erected on the west and north property lines of the property included within the PD-41 zone, except that no fence shall be required along street frontages or on the eastern boundary of the PD-41 zone. The entire length of the perimeter fence shall be constructed using the same design, color and materials. Wood, chain link and vinyl fencing is prohibited.

## **Advantages:**

- Provides the adjacent neighbors with an eight (8) foot tall buffer.

## **Disadvantages:**

- None identified.

## **RECOMMENDATION:**

- The Planning Commission recommends the City Council amend Section 22-11-54(F)(10) pertaining to fence heights in the PD-41 zone located generally at 1042 West Center Street. City staff supports the Planning Commission recommendation.